

Total area: approx. 131.1 sq. metres (1411.1 sq. feet)



1



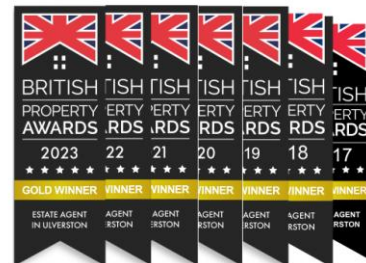
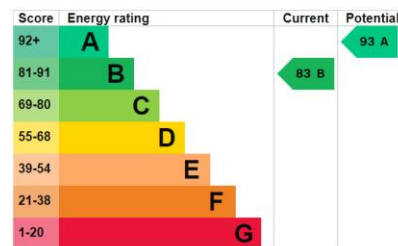
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2



GARAGE & PARKING



Estate Agency Act 1979

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6 Greenhills Way, Off Greystone Lane,
Dalton-in-Furness, LA15 8FG

For more information call **01229 445004**

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Semi detached home recently constructed and positioned in a lovely location to the outskirts of Dalton in Furness. The property has been owned from new by the seller and during construction had many upgrades above the builder's specification including electrical car charging point and alarm system. Beautifully presented and maintained by the current owners and has recently had the rear garden landscaped, which is a lovely feature of the home. Comprising of entrance hall, lounge, kitchen/diner, utility, WC and four bedrooms, master with ensuite and family bathroom to the second floor. Double width driveway, integral garage, attractive and good-sized garden to the rear. Quality home that must be viewed to be appreciated, the location to the edge of town is desirable with pleasant aspects and good access to Dalton and its amenities. In all, a superb property, considered suitable for a range of buyers including the family purchaser with the viewing both invited and recommended.



DIRECTIONS

Proceed into Dalton-In-Furness along Ulverston Road and down Crooklands Brow, continuing past Tudor Square and onto Market Street. Take the turning on the left hand side into Station Road, follow up Station Road passing the railway station and over the railway bridge and as the road bares round to the right keep left onto Greystones Lane, proceed up Greystones Lane and pass Stavely House Care Home, turn left onto the Greenhills Development, keep left and the property can be found on the right hand side.

The property can be found by using the approximate "What Three Words"

<https://what3words.com/alert.suggested.ignoring>

GENERAL INFORMATION

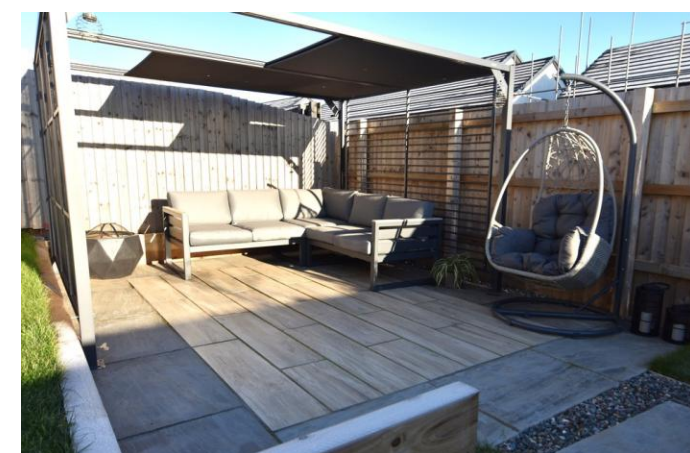
TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.

PLEASE NOTE: On completion of the site we believe that there may be a communal maintenance fee payable.





Accessed through a feature composite door with central glazed pane opening into:

ENTRANCE HALL

High gloss marble effect tiled floor, radiator, ceiling light point and circuit breaker control point. Modern wooden internal door to lounge and access to staircase leading to first floor.

LOUNGE

16' 2" x 12' 11" (4.93m x 3.94m) plus bay
Feature Oak panelling to wall with media point for TV, two wall light points to either side, wood grain LVT flooring in herringbone design and modern wooden door gives access to under stairs store offering useful storage space. Radiator, two ceiling light points, rectangular bay window with uPVC double glazed window and fitted wooden blinds. Open access to rear to kitchen/diner.

KITCHEN/DINER

9' 11" x 16' 6" (3.03m x 5.03m)

Kitchen Area

Beautifully presented with high end range of fitted base, wall and drawer units with white quartz style work surface incorporating one and a half bowl sink and grooved drainer with mixer tap and wood grain effect splash back. Integrated induction hob with modern cooker hood over, fan assisted oven, integrated fridge, freezer, dishwasher and wine fridge. UPVC double glazed window with fitted blind offering a lovely aspect to the recently landscaped garden, inset lights to ceiling and wooden door to utility.

Dining Area

Set of PVC double glazed French doors with fitted blinds offering a lovely aspect and giving access to the landscaped rear garden. Ceiling light point and feature panelling to the wall.



UTILITY ROOM

8' 10" x 9' 6" (2.69m x 2.9m)

Wooden flooring with herringbone design, modern wooden doors from here to both garage and WC. UPVC double glazed window with fitted blind looking to garden and half glazed PVC door with double glazed inserts to side. Fitted with section of work surface and units to one wall with built in dryer and washing machine. Wall mounted Vaillant gas combi boiler for the central heating and hot water systems, extractor fan, coat hooks to wall and spotlight cluster to ceiling.

WC

3' 2" x 5' 9" (0.97m x 1.75m)

Modern two piece suite comprising of low level, dual flush WC and wash hand basin set to vanity unit with mixer tap, tiled splashback and cupboards under. UPVC double glazed window with pattern glass pane and fitted blind, black towel radiator, spotlight cluster, extractor fan and tiled flooring.

FIRST FLOOR LANDING

Access to loft, modern wooden internal doors to bedrooms and bathroom with further door to airing cupboard housing factory insulated hot water storage tank.

MASTER BEDROOM

18' 6" x 9' 6" (5.64m x 2.9m)

UPVC double glazed dormer window with fitted blind offering lovely aspect over the field opposite with the pond at the side. Double room with woodgrain effect laminate flooring, radiator and TV bracket to the wall with hidden power point etc. Door to ensuite.

ENSUITE

5' 9" x 7' 9" (1.75m x 2.36m)

Modern fitted suite comprising of glazed walk in shower cubicle with black thermostatic shower, fixed rain head and flexi track spray, wash hand basin with black mixer tap set to vanity unit with storage cupboard under and illuminated light above and WC with push button flush. UPVC double glazed pattern glass window with fitted blind, full tiling to walls and floor, black ladder style towel radiator, inset lights to the ceiling and extractor fan.

BATHROOM

5' 9" x 8' 7" (1.75m x 2.62m)

Modern four piece suite in white comprising of quadrant shower cubicle with black trim and thermostatic shower with fixed rain head and flexi track spray, wash hand basin with black mixer tap inset to wood grain effect vanity unit with cupboard under, WC with push button flush and oval bath with freestanding mixer tap. Modern illuminated circular mirror above, black ladder style towel radiator, uPVC double glazed pattern glass window with blind, extractor fan, inset lights to ceiling and tiling to the floor and walls.

BEDROOM

9' 4" x 12' 7" (2.84m x 3.84m)

Double room with fitted wardrobes to one wall, uPVC double glazed window to rear with fitted blind offering an aspect down to the rear garden and beyond neighbouring properties with glimpses of the countryside.

BEDROOM

13' 6" x 9' 4" (4.13m x 2.86m)

Further double room with uPVC double glazed window to front with fitted wooden blind offering a lovely aspect over the countryside to the front. Ceiling light point, radiator and recess to one wall for wardrobes if required.

BEDROOM

7' 7" x 6' 10" (2.31m x 2.08m)

Single room with radiator, wood grain effect laminate flooring and uPVC double glazed window to the front with fitted blind again offering a lovely aspect to the field and pond with Dalton beyond.

EXTERIOR

To the front of the property is an excellent brick set drive, an area of lawn with young bushes to the perimeter and lights to the side of the drive. Access to the landscaped rear garden to the side of the garage. Excellent rear garden which has recently been landscaped with gated access to the side. Natural stone flagged patio offering great seating space, sleeper edged borders and matching flagged steps with gravelled sides leading down to a great lower patio area with pergola offering a sliding roof, power point and wood grain effect tiling. Fabulous garden that will be very much appreciated upon inspection.

INTEGRAL GARAGE

19' 6" x 9' 6" (5.94m x 2.9m)

Electric up and over door, power and light.